

## HB854 Statewide Housing Study

### Program Fact Sheet

## Rental Unit Accessibility Modification Program

### Virginia Housing

**Note:** This fact sheet was created in October 2021. Program details can change regularly. For the most up-to-date information on this program and a program contact, please visit the link below:

[Link to program website](#)

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### 01 Program goals

Under federal law, landlords must allow disabled tenants to make reasonable modifications to their rental unit. However, the cost of making the modifications and returning the unit to its original state upon termination of tenancy falls entirely on the tenant. This program provides grants to finance necessary modifications and support independence for low-income tenants. The maximum amount per grant is \$6,000.

### 02 Funding sources

Virginia Housing reinvests a portion of its net revenues into Virginia's communities through REACH Virginia (Resources Enabling Affordable Community Housing in Virginia).

### 03 Governance

Applications are submitted through selected Agents. Agents determine eligibility to submit applications to Virginia Housing for Review and Approval. There are two levels of Review at Virginia Housing; the agent is provided notification to inform the recipient of grant approval before work begins.

### 04 Population served

This program serves tenants with disabilities who earn 80% or less of area median income.

### 05 How program works

Applications will be accepted from Agents on behalf of the tenant. Approved Agents include but are not limited to Centers for Independent Living (CILs) and Local Housing Authorities. Applications are processed on a first come, first served basis. All communications for the work to be completed will be between the Agent, Contractor, Applicant, and Landlord. Virginia Housing's Grant Programs Administrator does not intercede in this communication process. The Agent should be the only point of contact between the program participants and Virginia Housing.

The unit requiring modifications must be the primary principal residence of the individual with a disability. Typical modifications include, but are not limited to:

- Installation of ramps and chairlifts
- Widening of doorways and sidewalks
- Remote entry devices
- Alterations to bathrooms (tub cuts, grab bars, toilets, faucets, etc.) and kitchens

Applicants with modifications exceeding the maximum grant amount will need to find additional sources of funds to supplement the project cost (e.g. funds from local civic organizations, personal or family funds, or other government-funded programs).

### 06 Program history

The program began in 2013.

### 07 Program highlights

- Program awards for RUAM have increased substantially from 2016 to 2020, when nearly \$500,000 in grants were awarded.

- On average, between FY 2016 and FY 2020, 87 grantees were awarded funding.
- The majority of grants were made to applicants in the Roanoke-Lynchburg-Blacksburg and Southern Tier regions.